



# Edmonton Alberta

\$1,450,000

Custom-built Executive home on a 15,289 sq ft pie-shaped cul-de-sac lot, adjacent to the Wedgewood Ravine in one of Edmonton's most prestigious neighbourhoods. This 3,821 sq ft above-grade masterpiece offers 6 bedrooms, 3 full and 2 half baths & a fully developed 2,017 sq ft basement -- with 5800 sq ft of total living space. The rare main-floor primary suite boasts a spa ensuite with jetted soaker tub & multi-jet shower (2014). Soaring vaulted ceilings, 7 skylights, built-in speakers, intercom & 2 gas fireplaces set the tone throughout. The chef's kitchen flows to a sun-filled family room overlooking the private, mature-treed yard with spacious deck. Major updates: Durabuilt windows & select doors (~75%, 2021), dual furnaces & water heaters (Feb 2020), central A/C (June 2022) & engineered hardwood throughout. Triple heated garage with epoxy finish. Pre-inspected for complete buyer confidence. HOA \$350/yr. One or more sellers are licensed REALTORS(R) in the province of Alberta. (id:6769)

- Bedroom 5 5.07 m x Measurements not available
- Bedroom 6 5.04 m X 2.97 m
- Living room 5.56 m x Measurements not available
- Dining room 3.31 m x Measurements not available
- Kitchen 5.02 m x Measurements not available
- Family room 5.57 m x Measurements not available
- Primary Bedroom 4.92 m x Measurements not available
- Breakfast 3.06 m x Measurements not available
- Laundry room 3.18 m x Measurements not available
- Mud room 4.26 m x Measurements not available
- Bedroom 2 4.36 m x Measurements not available
- Bedroom 3 4.33 m x Measurements not available
- Bedroom 4 4.2 m x Measurements not available
- Bonus Room 9.55 m x Measurements not available
- Loft 3.79 m x Measurements not available

Listing Presented By:



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Century 21 All Stars Realty Ltd



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